

COMPUTER

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MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA

Fee \$5.00  
Transfer \$5.00  
SPACE ABOVE THIS LINE  
FOR RECORDER



WARRANTY DEED

For the consideration of One  
Dollar(s) and other valuable consideration, T. DANIEL NELSON and CLAUDIA NELSON,  
husband and wife

do hereby Convey to THE ESTATE OF HAZEL W. NELSON

the following described real estate in Madison County, Iowa:

The West 228 feet of the East 294 feet of the Northwest Quarter (1/4) of the Northwest Quarter (1/4); and also beginning at the Northeast Corner of the Southwest Quarter (1/4) of the Northwest Quarter (1/4), thence South 388.50 feet, thence South 89°20' West along the tangent and centerline of the public highway 294 feet, thence North 376 feet to the North line of the said Southwest Quarter (1/4) of the Northwest Quarter (1/4), thence Easterly along the said North line to the point of beginning, subject to road easement along the South side thereof, and the West 46 Rods and 14 Feet of the South 70 Rods of the East 42 Acres of the North Half (1/2) of the Northwest Quarter (1/4), all in Section Twenty-one (21), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Transfer Being made pursuant to Family Settlement agreement in Estate

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is Free and Clear of all Liens and Encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF MARYLAND ss:  
Anne Arvndel COUNTY,

Dated: December 9, 1987

On this 9<sup>th</sup> day of December, 19 87, before me, the undersigned, a Notary Public in and for said State, personally appeared T. Daniel Nelson and Claudia Nelson, husband and wife

T. Daniel Nelson  
T. Daniel Nelson (Grantor)

Claudia Nelson  
Claudia Nelson (Grantor)

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Cindy Danna  
Notary Public

\_\_\_\_\_  
(Grantor)  
\_\_\_\_\_  
(Grantor)

(This form of acknowledgment for individual grantor(s) only)